HOUSING MARKET INFORMATION

HOUSING NOW
Ottawa*

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: February 2012

New Home Market

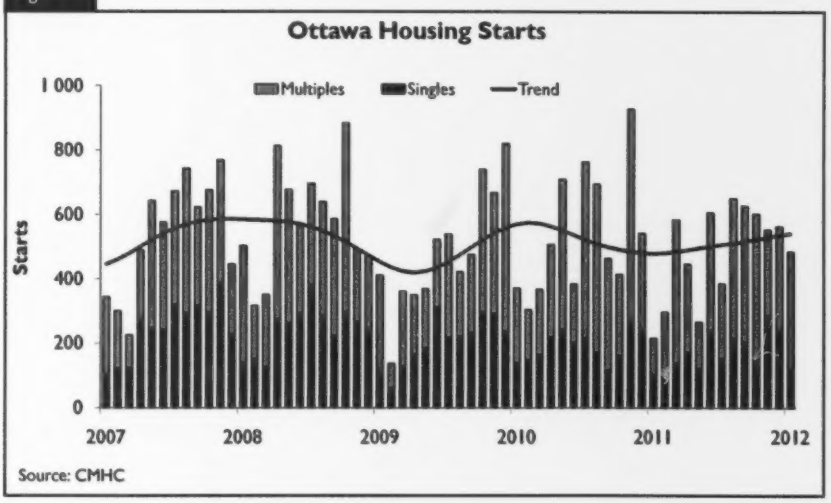
Condominium Apartments Lead January Starts In Ottawa

According to the latest preliminary data released by Canada Mortgage and Housing Corporation (CMHC), housing starts in the Ottawa Census Metropolitan Area (CMA) totalled 484 units in January, compared to 216 units a year ago.

Accounting for roughly half of all new home market activity across Canada's Capital, new condominium apartment construction led the start of 2012 with the best January in four years. This confirms CMHC's expectations of robust demand and upbeat building intentions within this increasingly popular housing segment.

During January, foundations were

Figure 1



*Ontario part of Ottawa-Gatineau CMA

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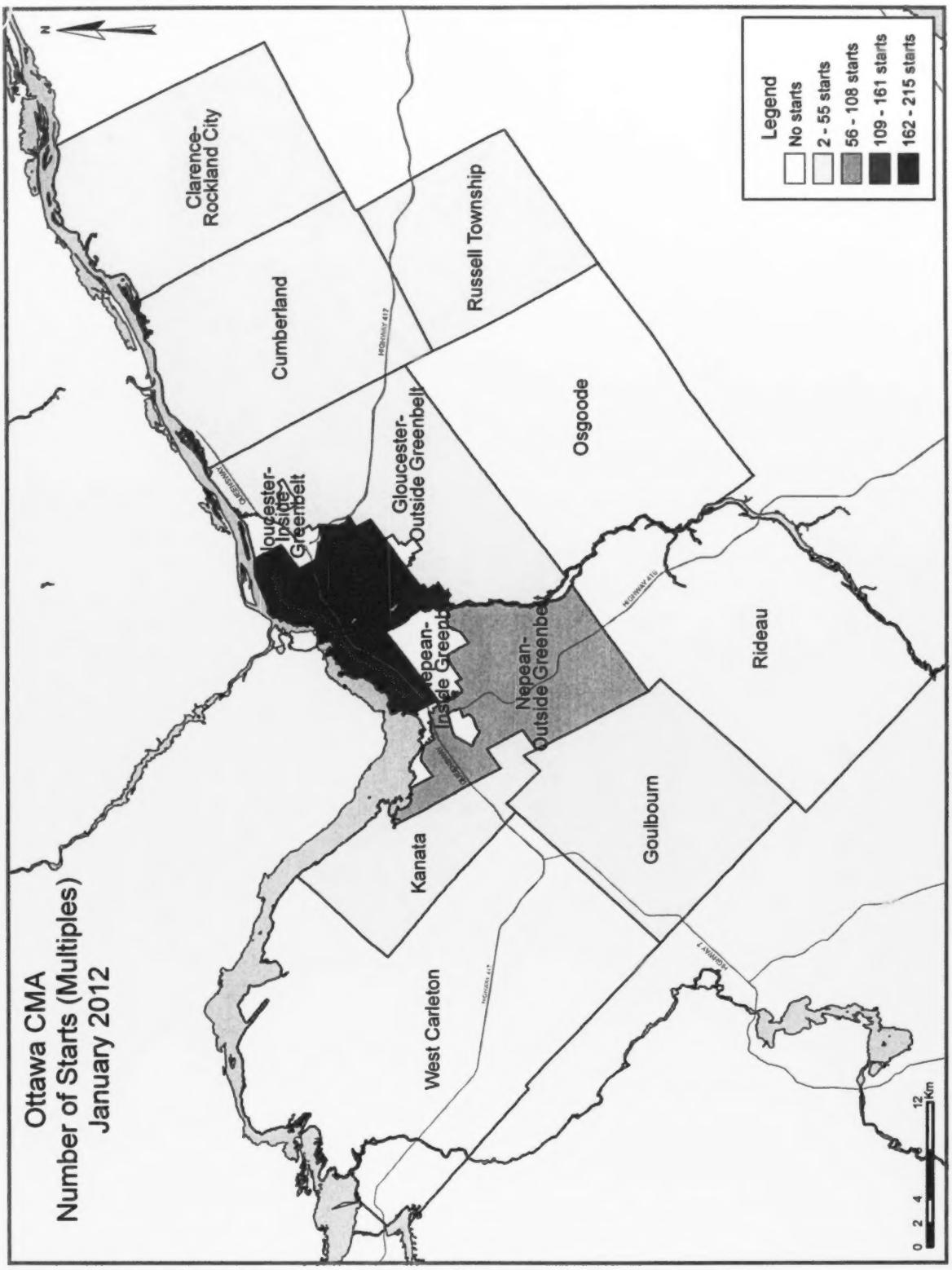
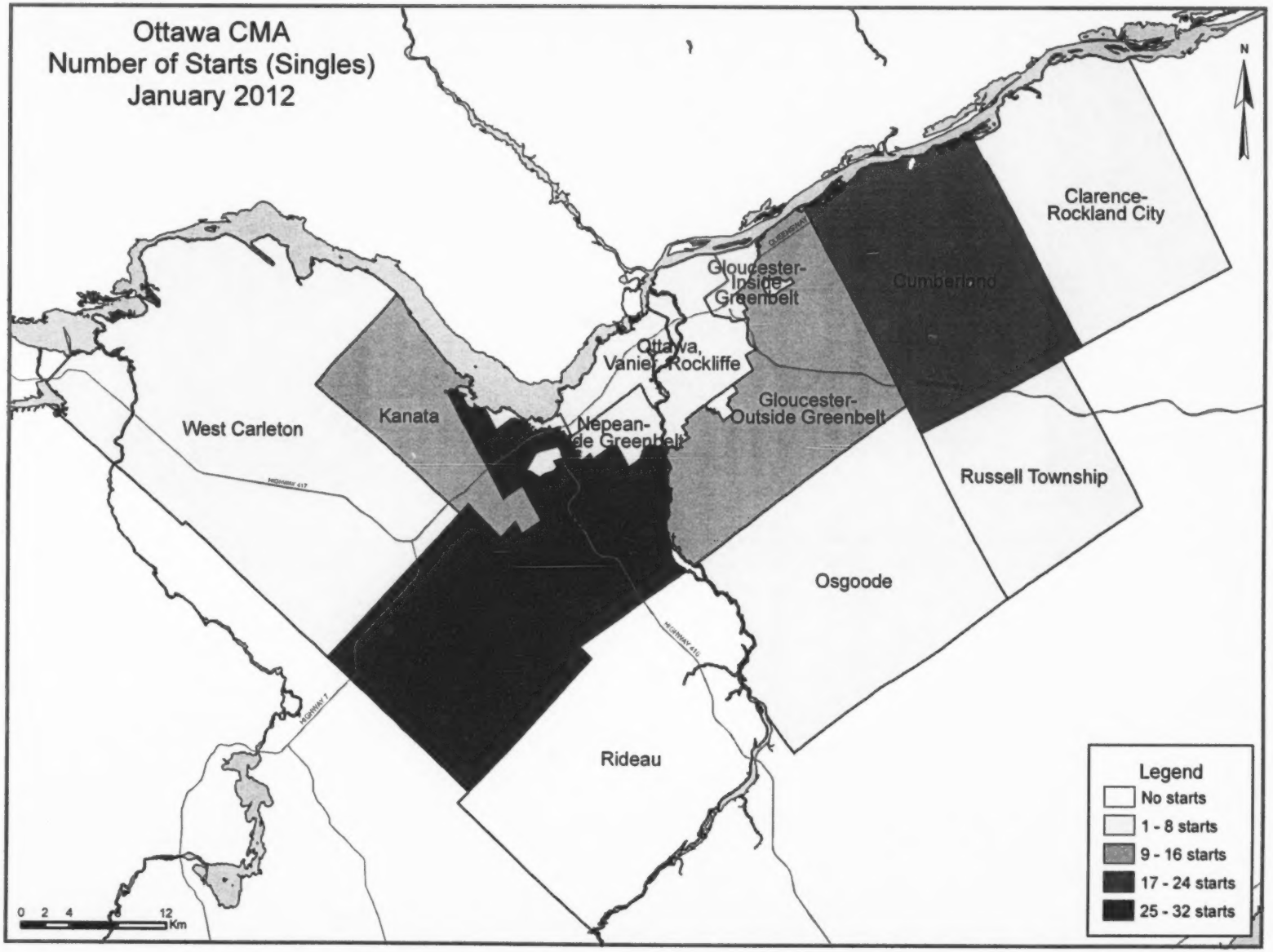
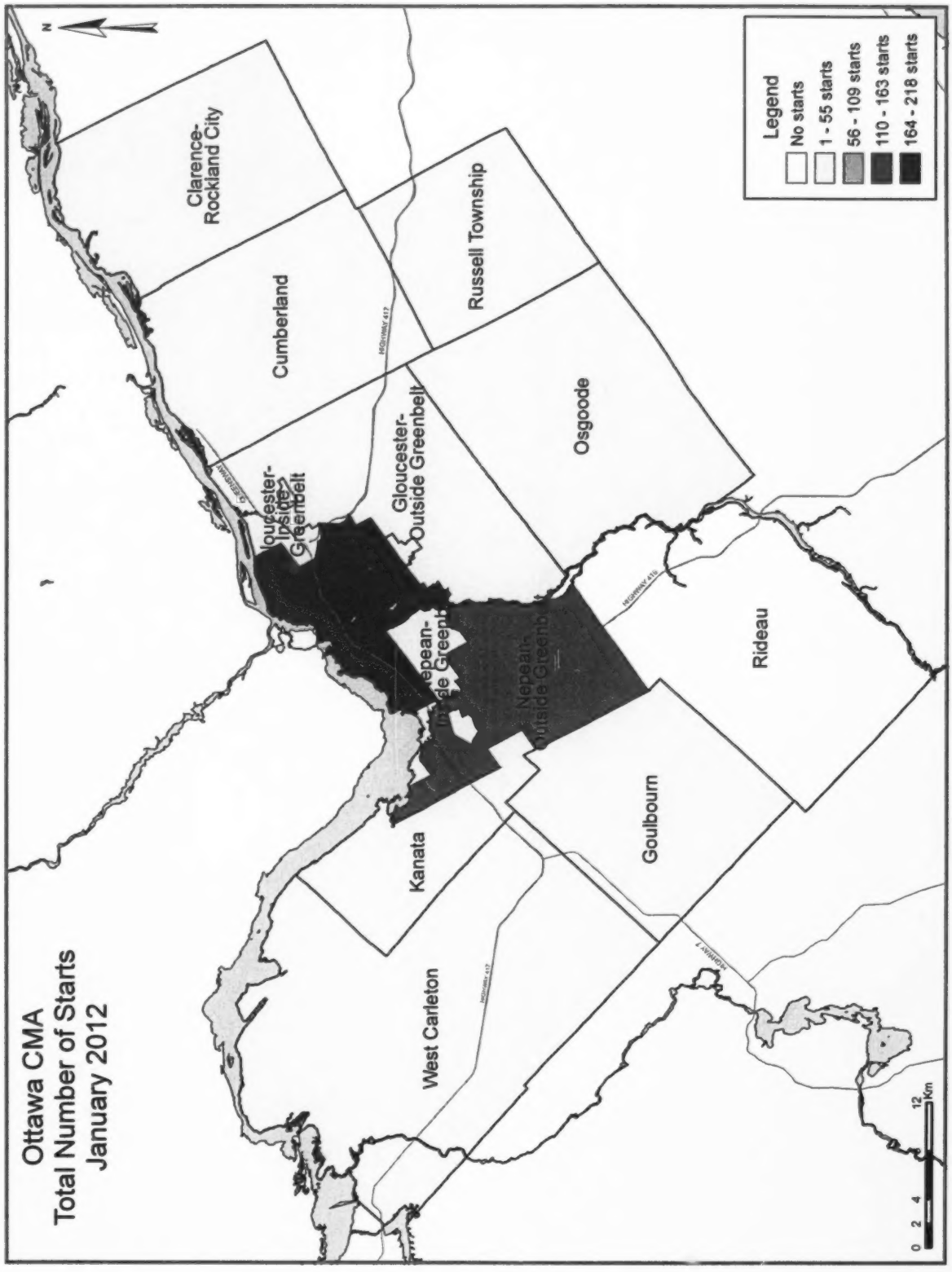
poured for the construction of 245 new apartment units, most of which intended for condominium ownership within Ottawa's city core. Additionally, widespread advances were registered across major low-rise property types and regional neighbourhoods. Notably, construction in Nepean almost tripled from last year on the back of strong townhome demand, while builders in suburban Cumberland remained active with the addition of a varied mix of new homes. Much like last year, Kanata experienced softer demand for new single-detached homes and townhomes.

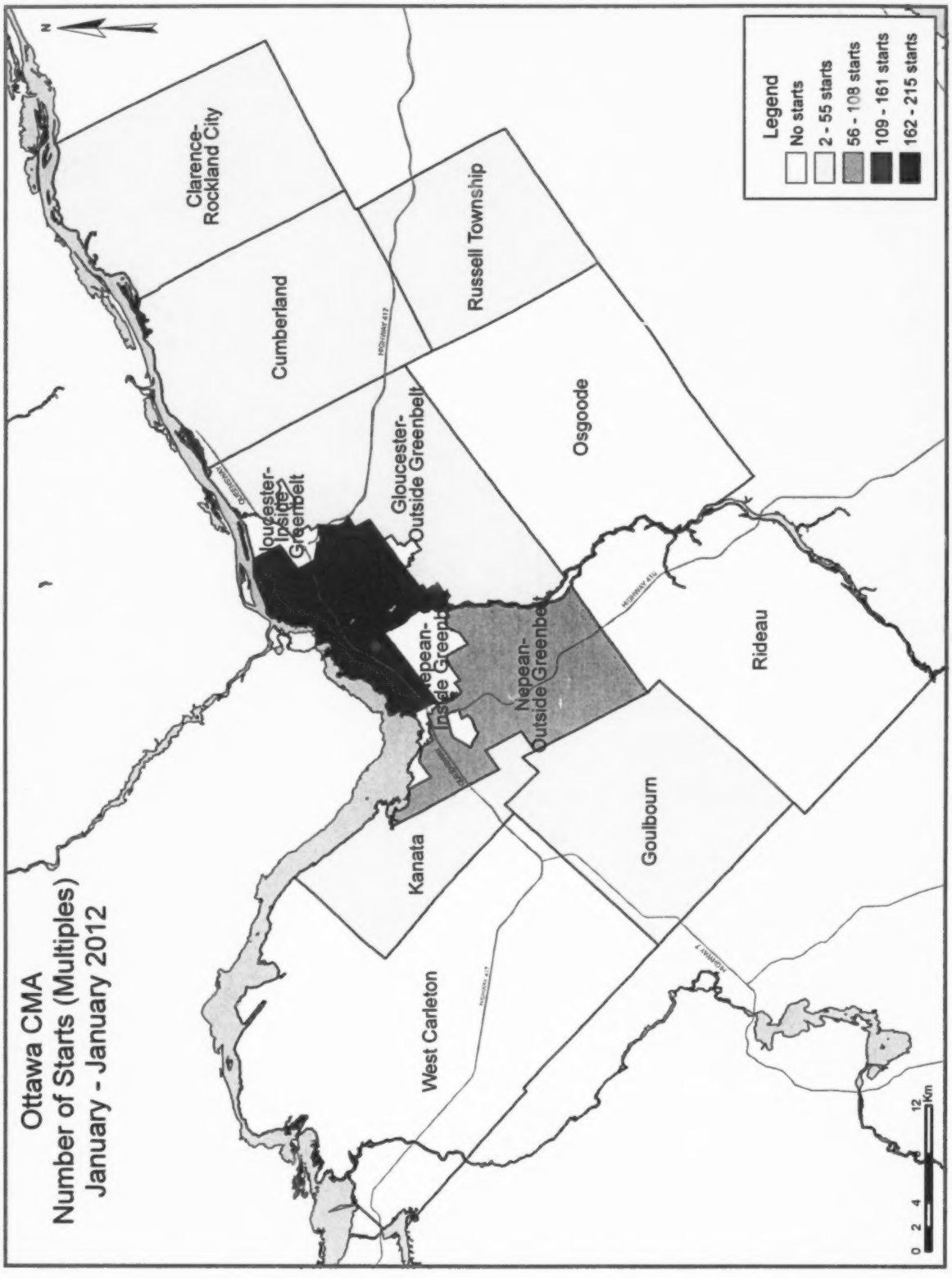

Ottawa CMA
Number of Starts (Multiples)
January 2012
Legend
No starts
2 - 55 starts
56 - 108 starts
109 - 161 starts
162 - 215 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Goulbourn
Kanata
West Carleton
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Nepean-Outside Greenbelt
Nepean-Inside Greenbelt
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
0 2 4 12 Km
N

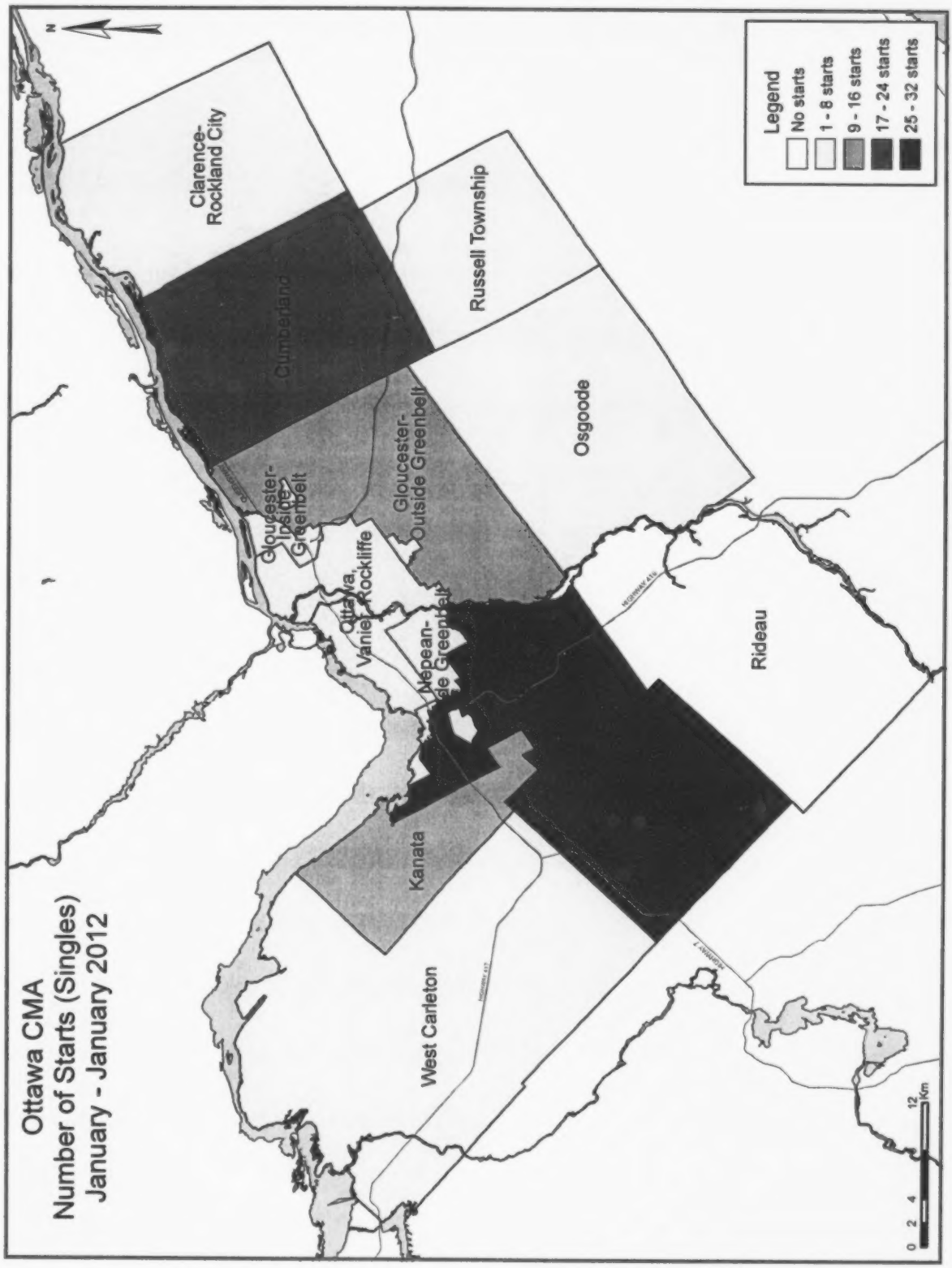


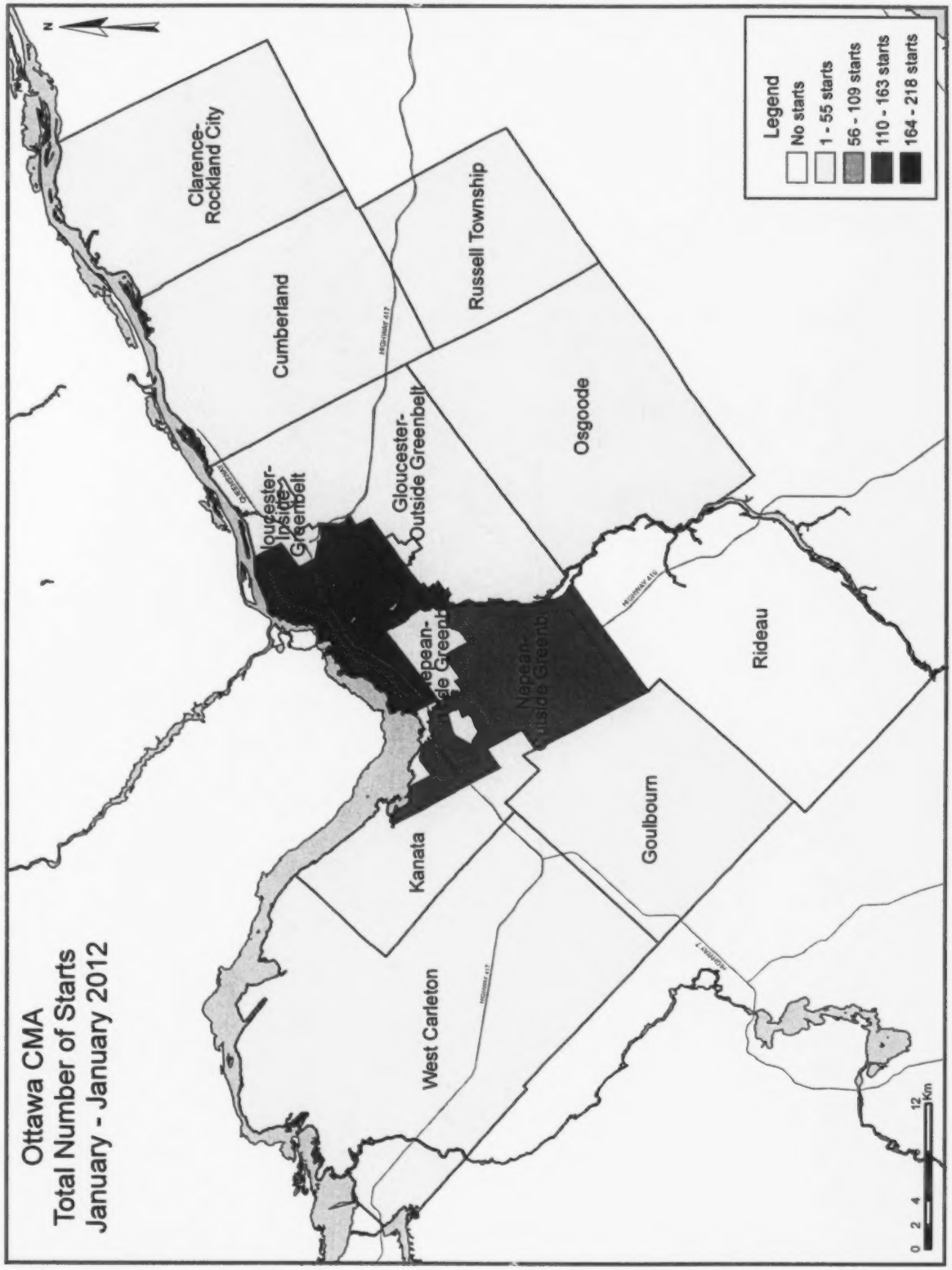
Housing Now - Ottawa (Ontario part of Ottawa-Gatineau CMA) - Date Released: February 2012

Canada Mortgage and Housing Corporation


Ottawa CMA
Total Number of Starts
January 2012
Legend
No starts
1 - 55 starts
56 - 109 starts
110 - 163 starts
164 - 218 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Goulbourn
West Carleton
Kanata
Gloucester-Outside Greenbelt
Nepean-Outside Greenbelt
0 2 4 12 Km
N


Ottawa CMA
Number of Starts (Multiples)
January - January 2012
Legend
No starts
2 - 55 starts
56 - 108 starts
109 - 161 starts
162 - 215 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Outside Greenbelt
Osgoode
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2 4 12 Km


Ottawa CMA
Number of Starts (Singles)
January - January 2012
Legend
No starts
1 - 8 starts
9 - 16 starts
17 - 24 starts
25 - 32 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockcliffe
Nepean-Inside Greenbelt
Rideau
Kanata
West Carleton
0 2 4 12 Km


Ottawa CMA
Total Number of Starts
January - January 2012
Legend
No starts
1 - 55 starts
56 - 109 starts
110 - 163 starts
164 - 218 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Outside Greenbelt
Osgoode
Rideau
Goulbourn
Kanata
West Carleton
0 2 4 12 Km

HOUSING NOW REPORT TABLES

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3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
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4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
January 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2012	122	14	103	0	0	214	0	31	484
January 2011	103	16	51	0	0	46	0	0	216
% Change	18.4	-12.5	102.0	n/a	n/a	**	n/a	n/a	124.1
Year-to-date 2012	122	14	103	0	0	214	0	31	484
Year-to-date 2011	103	16	51	0	0	46	0	0	216
% Change	18.4	-12.5	102.0	n/a	n/a	**	n/a	n/a	124.1
UNDER CONSTRUCTION									
January 2012	1,176	168	1,287	0	0	1,656	6	198	4,491
January 2011	1,130	162	1,273	0	3	1,829	8	356	4,761
% Change	4.1	3.7	1.1	n/a	-100.0	-9.5	-25.0	-44.4	-5.7
COMPLETIONS									
January 2012	146	30	82	0	0	506	0	146	910
January 2011	144	50	165	0	16	253	0	0	628
% Change	1.4	-40.0	-50.3	n/a	-100.0	100.0	n/a	n/a	44.9
Year-to-date 2012	146	30	82	0	0	506	0	146	910
Year-to-date 2011	144	50	165	0	16	253	0	0	628
% Change	1.4	-40.0	-50.3	n/a	-100.0	100.0	n/a	n/a	44.9
COMPLETED & NOT ABSORBED									
January 2012	49	37	100	0	1	226	2	149	564
January 2011	25	23	86	0	9	167	1	59	370
% Change	96.0	60.9	16.3	n/a	-88.9	35.3	100.0	152.5	52.4
ABSORBED									
January 2012	141	27	91	0	0	404	0	62	725
January 2011	145	49	168	0	16	215	0	3	596
% Change	-2.8	-44.9	-45.8	n/a	-100.0	87.9	n/a	**	21.6
Year-to-date 2012	141	27	91	0	0	404	0	62	725
Year-to-date 2011	145	49	168	0	16	215	0	3	596
% Change	-2.8	-44.9	-45.8	n/a	-100.0	87.9	n/a	**	21.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
January 2012	118	12	103	0	0	204	0	31	468
January 2011	101	16	51	0	0	40	0	0	208
Ottawa, Vanier, Rockcliffe									
January 2012	3	4	0	0	0	180	0	31	218
January 2011	2	10	11	0	0	16	0	0	39
Nepean inside greenbelt									
January 2012	2	0	0	0	0	0	0	0	2
January 2011	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
January 2012	32	6	73	0	0	0	0	0	111
January 2011	32	6	5	0	0	0	0	0	43
Gloucester inside greenbelt									
January 2012	1	0	0	0	0	0	0	0	1
January 2011	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
January 2012	12	0	12	0	0	0	0	0	24
January 2011	10	0	4	0	0	0	0	0	14
Kanata									
January 2012	9	0	8	0	0	0	0	0	17
January 2011	13	0	26	0	0	0	0	0	39
Cumberland									
January 2012	20	0	10	0	0	24	0	0	54
January 2011	14	0	0	0	0	24	0	0	38
Goulbourn									
January 2012	29	2	0	0	0	0	0	0	31
January 2011	17	0	5	0	0	0	0	0	22
West Carleton									
January 2012	5	0	0	0	0	0	0	0	5
January 2011	3	0	0	0	0	0	0	0	3
Rideau									
January 2012	0	0	0	0	0	0	0	0	0
January 2011	4	0	0	0	0	0	0	0	4
Osgoode									
January 2012	5	0	0	0	0	0	0	0	5
January 2011	6	0	0	0	0	0	0	0	6
Clarence-Rockland City									
January 2012	1	0	0	0	0	10	0	0	11
January 2011	0	0	0	0	0	0	0	0	0
Russell Township									
January 2012	3	2	0	0	0	0	0	0	5
January 2011	2	0	0	0	0	6	0	0	8
Ottawa-Gatineau CMA (Ontario portion)									
January 2012	122	14	103	0	0	214	0	31	484
January 2011	103	16	51	0	0	46	0	0	216

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
January 2012	1,082	160	1,273	0	0	1,618	3	194	4,330
January 2011	1,022	154	1,255	0	3	1,823	5	308	4,570
Ottawa, Vanier, Rockcliffe									
January 2012	78	56	40	0	0	777	3	125	1,079
January 2011	64	64	34	0	3	1,141	0	93	1,399
Nepean inside greenbelt									
January 2012	16	2	55	0	0	16	0	69	158
January 2011	14	10	28	0	0	16	0	69	137
Nepean outside greenbelt									
January 2012	302	46	327	0	0	490	0	0	1,165
January 2011	257	56	288	0	0	261	0	0	862
Gloucester inside greenbelt									
January 2012	5	0	31	0	0	44	0	0	80
January 2011	10	4	34	0	0	0	5	0	53
Gloucester outside greenbelt									
January 2012	62	20	135	0	0	84	0	0	301
January 2011	100	8	155	0	0	88	0	0	351
Kanata									
January 2012	80	30	298	0	0	10	0	0	418
January 2011	125	4	409	0	0	56	0	146	740
Cumberland									
January 2012	179	0	203	0	0	145	0	0	527
January 2011	132	2	183	0	0	237	0	0	554
Goulbourn									
January 2012	219	2	71	0	0	52	0	0	344
January 2011	149	4	114	0	0	24	0	0	291
West Carleton									
January 2012	66	4	17	0	0	0	0	0	87
January 2011	65	0	10	0	0	0	0	0	75
Rideau									
January 2012	23	0	0	0	0	0	0	0	23
January 2011	23	0	0	0	0	0	0	0	23
Osgoode									
January 2012	52	0	96	0	0	0	0	0	148
January 2011	83	2	0	0	0	0	0	0	85
Clarence-Rockland City									
January 2012	78	2	14	0	0	38	3	0	135
January 2011	95	8	18	0	0	0	3	44	168
Russell Township									
January 2012	16	6	0	0	0	0	0	4	26
January 2011	13	0	0	0	0	6	0	4	23
Ottawa-Gatineau CMA (Ontario portion)									
January 2012	1,176	168	1,287	0	0	1,656	6	198	4,491
January 2011	1,130	162	1,273	0	3	1,829	8	356	4,761

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
January 2012	134	28	78	0	0	506	0	146	892
January 2011	125	46	165	0	16	243	0	0	595
Ottawa, Vanier, Rockcliffe									
January 2012	12	10	0	0	0	494	0	0	516
January 2011	7	8	10	0	8	185	0	0	218
Nepean inside greenbelt									
January 2012	0	0	0	0	0	0	0	0	0
January 2011	3	0	0	0	0	0	0	0	3
Nepean outside greenbelt									
January 2012	22	10	53	0	0	0	0	0	85
January 2011	25	6	92	0	0	32	0	0	155
Gloucester inside greenbelt									
January 2012	1	0	0	0	0	0	0	0	1
January 2011	6	0	0	0	0	0	0	0	6
Gloucester outside greenbelt									
January 2012	30	0	12	0	0	0	0	0	42
January 2011	10	10	19	0	0	14	0	0	53
Kanata									
January 2012	12	8	5	0	0	0	0	146	171
January 2011	26	4	27	0	0	0	0	0	57
Cumberland									
January 2012	33	0	8	0	0	12	0	0	53
January 2011	10	6	14	0	8	12	0	0	50
Goulbourn									
January 2012	11	0	0	0	0	0	0	0	11
January 2011	21	12	3	0	0	0	0	0	36
West Carleton									
January 2012	13	0	0	0	0	0	0	0	13
January 2011	6	0	0	0	0	0	0	0	6
Rideau									
January 2012	0	0	0	0	0	0	0	0	0
January 2011	3	0	0	0	0	0	0	0	3
Osgoode									
January 2012	0	0	0	0	0	0	0	0	0
January 2011	8	0	0	0	0	0	0	0	8
Clarence-Rockland City									
January 2012	5	2	4	0	0	0	0	0	11
January 2011	15	0	0	0	0	10	0	0	25
Russell Township									
January 2012	7	0	0	0	0	0	0	0	7
January 2011	4	4	0	0	0	0	0	0	8
Ottawa-Gatineau CMA (Ontario portion)									
January 2012	146	30	82	0	0	506	0	146	910
January 2011	144	50	165	0	16	253	0	0	628

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
January 2012	45	37	96	0	1	224	2	142	547
January 2011	24	23	86	0	9	155	1	59	357
Ottawa, Vanier, Rockcliffe									
January 2012	12	12	5	0	0	158	0	0	187
January 2011	7	5	8	0	8	126	0	0	154
Nepean inside greenbelt									
January 2012	0	3	1	0	0	3	0	4	11
January 2011	0	0	0	0	0	0	0	4	4
Nepean outside greenbelt									
January 2012	3	10	24	0	1	34	1	0	73
January 2011	2	2	18	0	1	22	1	0	46
Gloucester inside greenbelt									
January 2012	1	0	2	0	0	1	1	0	5
January 2011	1	0	4	0	0	5	0	0	10
Gloucester outside greenbelt									
January 2012	2	5	23	0	0	1	0	0	31
January 2011	7	10	22	0	0	0	0	0	39
Kanata									
January 2012	2	5	22	0	0	2	0	138	169
January 2011	2	5	16	0	0	2	0	55	80
Cumberland									
January 2012	20	1	3	0	0	19	0	0	43
January 2011	4	0	10	0	0	0	0	0	14
Goulbourn									
January 2012	2	1	11	0	0	6	0	0	20
January 2011	0	1	7	0	0	0	0	0	8
West Carleton									
January 2012	2	0	3	0	0	0	0	0	5
January 2011	0	0	1	0	0	0	0	0	1
Rideau									
January 2012	0	0	0	0	0	0	0	0	0
January 2011	0	0	0	0	0	0	0	0	0
Osgoode									
January 2012	1	0	2	0	0	0	0	0	3
January 2011	1	0	0	0	0	0	0	0	1
Clarence-Rockland City									
January 2012	4	0	4	0	0	0	0	7	15
January 2011	1	0	0	0	0	12	0	0	13
Russell Township									
January 2012	0	0	0	0	0	2	0	0	2
January 2011	0	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario portion)									
January 2012	49	37	100	0	1	226	2	149	564
January 2011	25	23	86	0	9	167	1	59	370

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
January 2012	129	25	87	0	0	404	0	62	707
January 2011	125	45	168	0	16	205	0	3	562
Ottawa, Vanier, Rockcliffe									
January 2012	8	10	0	0	0	404	0	0	422
January 2011	7	9	10	0	8	145	0	0	179
Nepean inside greenbelt									
January 2012	0	0	0	0	0	0	0	0	0
January 2011	3	0	0	0	0	0	0	0	3
Nepean outside greenbelt									
January 2012	22	8	49	0	0	0	0	0	79
January 2011	25	6	95	0	0	34	0	0	160
Gloucester inside greenbelt									
January 2012	0	0	0	0	0	0	0	0	0
January 2011	6	0	0	0	0	0	0	0	6
Gloucester outside greenbelt									
January 2012	30	0	12	0	0	0	0	0	42
January 2011	10	9	12	0	0	14	0	0	45
Kanata									
January 2012	12	7	13	0	0	0	0	62	94
January 2011	26	3	24	0	0	0	0	3	56
Cumberland									
January 2012	33	0	8	0	0	0	0	0	41
January 2011	10	6	21	0	8	12	0	0	57
Goulbourn									
January 2012	11	0	0	0	0	0	0	0	11
January 2011	21	12	6	0	0	0	0	0	39
West Carleton									
January 2012	13	0	0	0	0	0	0	0	13
January 2011	6	0	0	0	0	0	0	0	6
Rideau									
January 2012	0	0	0	0	0	0	0	0	0
January 2011	3	0	0	0	0	0	0	0	3
Osgoode									
January 2012	0	0	5	0	0	0	0	0	5
January 2011	8	0	0	0	0	0	0	0	8
Clarence-Rockland City									
January 2012	5	2	4	0	0	0	0	0	11
January 2011	15	0	0	0	0	10	0	0	25
Russell Township									
January 2012	7	0	0	0	0	0	0	0	7
January 2011	5	4	0	0	0	0	0	0	9
Ottawa-Gatineau CMA (Ontario portion)									
January 2012	141	27	91	0	0	404	0	62	725
January 2011	145	49	168	0	16	215	0	3	596

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243
% Change	6.2	-7.6	-11.5	n/a	**	105.3	185.5	-25.9	13.5
2003	3,054	357	2,138	0	42	511	62	197	6,381
% Change	-19.8	13.7	18.7	n/a	200.0	-31.6	-67.2	-78.7	-18.2
2002	3,806	314	1,801	0	14	747	189	924	7,796

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
January 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011	% Change
Ottawa City	118	101	12	16	103	51	235	40	468	208	125.0
Ottawa, Vanier, Rockcliffe	3	2	4	10	0	11	211	16	218	39	**
Nepean inside greenbelt	2	0	0	0	0	0	0	0	2	0	n/a
Nepean outside greenbelt	32	32	6	6	73	5	0	0	111	43	158.1
Gloucester inside greenbelt	1	0	0	0	0	0	0	0	1	0	n/a
Gloucester outside greenbelt	12	10	0	0	12	4	0	0	24	14	71.4
Kanata	9	13	0	0	8	26	0	0	17	39	-56.4
Cumberland	20	14	0	0	10	0	24	24	54	38	42.1
Goulbourn	29	17	2	0	0	5	0	0	31	22	40.9
West Carleton	5	3	0	0	0	0	0	0	5	3	66.7
Rideau	0	4	0	0	0	0	0	0	0	4	-100.0
Osgoode	5	6	0	0	0	0	0	0	5	6	-16.7
Clarence-Rockland City	1	0	0	0	0	0	10	0	11	0	n/a
Russell Township	3	2	2	0	0	0	0	6	5	8	-37.5
Ottawa-Gatineau CMA (Ontario Portion)	122	103	14	16	103	51	245	46	484	216	124.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - January 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Ottawa City	118	101	12	16	103	51	235	40	468	208	125.0
Ottawa, Vanier, Rockcliffe	3	2	4	10	0	11	211	16	218	39	**
Nepean inside greenbelt	2	0	0	0	0	0	0	0	2	0	n/a
Nepean outside greenbelt	32	32	6	6	73	5	0	0	111	43	158.1
Gloucester inside greenbelt	1	0	0	0	0	0	0	0	1	0	n/a
Gloucester outside greenbelt	12	10	0	0	12	4	0	0	24	14	71.4
Kanata	9	13	0	0	8	26	0	0	17	39	-56.4
Cumberland	20	14	0	0	10	0	24	24	54	38	42.1
Goulbourn	29	17	2	0	0	5	0	0	31	22	40.9
West Carleton	5	3	0	0	0	0	0	0	5	3	66.7
Rideau	0	4	0	0	0	0	0	0	0	4	-100.0
Osgoode	5	6	0	0	0	0	0	0	5	6	-16.7
Clarence-Rockland City	1	0	0	0	0	0	10	0	11	0	n/a
Russell Township	3	2	2	0	0	0	0	6	5	8	-37.5
Ottawa-Gatineau CMA (Ontario Portion)	122	103	14	16	103	51	245	46	484	216	124.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011
Ottawa City	103	51	0	0	204	40	31	0
Ottawa, Vanier, Rockcliffe	0	11	0	0	180	16	31	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	73	5	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	12	4	0	0	0	0	0	0
Kanata	8	26	0	0	0	0	0	0
Cumberland	10	0	0	0	24	24	0	0
Goulbourn	0	5	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	10	0	0	0
Russell Township	0	0	0	0	0	6	0	0
Ottawa-Gatineau CMA (Ontario Portion)	103	51	0	0	214	46	31	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - January 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Ottawa City	103	51	0	0	204	40	31	0
Ottawa, Vanier, Rockcliffe	0	11	0	0	180	16	31	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	73	5	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	12	4	0	0	0	0	0	0
Kanata	8	26	0	0	0	0	0	0
Cumberland	10	0	0	0	24	24	0	0
Goulbourn	0	5	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	10	0	0	0
Russell Township	0	0	0	0	0	6	0	0
Ottawa-Gatineau CMA (Ontario Portion)	103	51	0	0	214	46	31	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
January 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011
Ottawa City	233	168	204	40	31	0	468	208
Ottawa, Vanier, Rockcliffe	7	23	180	16	31	0	218	39
Nepean inside greenbelt	2	0	0	0	0	0	2	0
Nepean outside greenbelt	111	43	0	0	0	0	111	43
Gloucester inside greenbelt	1	0	0	0	0	0	1	0
Gloucester outside greenbelt	24	14	0	0	0	0	24	14
Kanata	17	39	0	0	0	0	17	39
Cumberland	30	14	24	24	0	0	54	38
Goulbourn	31	22	0	0	0	0	31	22
West Carleton	5	3	0	0	0	0	5	3
Rideau	0	4	0	0	0	0	0	4
Osgoode	5	6	0	0	0	0	5	6
Clarence-Rockland City	1	0	10	0	0	0	11	0
Russell Township	5	2	0	6	0	0	5	8
Ottawa-Gatineau CMA (Ontario Portion)	239	170	214	46	31	0	484	216

Table 2.5: Starts by Submarket and by Intended Market
January - January 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Ottawa City	233	168	204	40	31	0	468	208
Ottawa, Vanier, Rockcliffe	7	23	180	16	31	0	218	39
Nepean inside greenbelt	2	0	0	0	0	0	2	0
Nepean outside greenbelt	111	43	0	0	0	0	111	43
Gloucester inside greenbelt	1	0	0	0	0	0	1	0
Gloucester outside greenbelt	24	14	0	0	0	0	24	14
Kanata	17	39	0	0	0	0	17	39
Cumberland	30	14	24	24	0	0	54	38
Goulbourn	31	22	0	0	0	0	31	22
West Carleton	5	3	0	0	0	0	5	3
Rideau	0	4	0	0	0	0	0	4
Osgoode	5	6	0	0	0	0	5	6
Clarence-Rockland City	1	0	10	0	0	0	11	0
Russell Township	5	2	0	6	0	0	5	8
Ottawa-Gatineau CMA (Ontario Portion)	239	170	214	46	31	0	484	216

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type January 2012											
Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011	% Change
Ottawa City	134	125	28	46	78	181	652	243	892	595	49.9
Ottawa, Vanier, Rockcliffe	12	7	10	8	0	18	494	185	516	218	136.7
Nepean inside greenbelt	0	3	0	0	0	0	0	0	0	3	-100.0
Nepean outside greenbelt	22	25	10	6	53	92	0	32	85	155	-45.2
Gloucester inside greenbelt	1	6	0	0	0	0	0	0	1	6	-83.3
Gloucester outside greenbelt	30	10	0	10	12	19	0	14	42	53	-20.8
Kanata	12	26	8	4	5	27	146	0	171	57	200.0
Cumberland	33	10	0	6	8	22	12	12	53	50	6.0
Goulbourn	11	21	0	12	0	3	0	0	11	36	-69.4
West Carleton	13	6	0	0	0	0	0	0	13	6	116.7
Rideau	0	3	0	0	0	0	0	0	0	3	-100.0
Osgoode	0	8	0	0	0	0	0	0	0	8	-100.0
Clarence-Rockland City	5	15	2	0	4	0	0	10	11	25	-56.0
Russell Township	7	4	0	4	0	0	0	0	7	8	-12.5
Ottawa-Gatineau CMA (Ontario Portion)	146	144	30	50	82	181	652	253	910	628	44.9

Table 3.1: Completions by Submarket and by Dwelling Type January - January 2012											
Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Ottawa City	134	125	28	46	78	181	652	243	892	595	49.9
Ottawa, Vanier, Rockcliffe	12	7	10	8	0	18	494	185	516	218	136.7
Nepean inside greenbelt	0	3	0	0	0	0	0	0	0	3	-100.0
Nepean outside greenbelt	22	25	10	6	53	92	0	32	85	155	-45.2
Gloucester inside greenbelt	1	6	0	0	0	0	0	0	1	6	-83.3
Gloucester outside greenbelt	30	10	0	10	12	19	0	14	42	53	-20.8
Kanata	12	26	8	4	5	27	146	0	171	57	200.0
Cumberland	33	10	0	6	8	22	12	12	53	50	6.0
Goulbourn	11	21	0	12	0	3	0	0	11	36	-69.4
West Carleton	13	6	0	0	0	0	0	0	13	6	116.7
Rideau	0	3	0	0	0	0	0	0	0	3	-100.0
Osgoode	0	8	0	0	0	0	0	0	0	8	-100.0
Clarence-Rockland City	5	15	2	0	4	0	0	10	11	25	-56.0
Russell Township	7	4	0	4	0	0	0	0	7	8	-12.5
Ottawa-Gatineau CMA (Ontario Portion)	146	144	30	50	82	181	652	253	910	628	44.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011
Ottawa City	78	181	0	0	506	243	146	0
Ottawa, Vanier, Rockcliffe	0	18	0	0	494	185	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	53	92	0	0	0	32	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	12	19	0	0	0	14	0	0
Kanata	5	27	0	0	0	0	146	0
Cumberland	8	22	0	0	12	12	0	0
Goulbourn	0	3	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	4	0	0	0	0	10	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	82	181	0	0	506	253	146	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Ottawa City	78	181	0	0	506	243	146	0
Ottawa, Vanier, Rockcliffe	0	18	0	0	494	185	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	53	92	0	0	0	32	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	12	19	0	0	0	14	0	0
Kanata	5	27	0	0	0	0	146	0
Cumberland	8	22	0	0	12	12	0	0
Goulbourn	0	3	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	4	0	0	0	0	10	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	82	181	0	0	506	253	146	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
January 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011
Ottawa City	240	336	506	259	146	0	892	595
Ottawa, Vanier, Rockcliffe	22	25	494	193	0	0	516	218
Nepean inside greenbelt	0	3	0	0	0	0	0	3
Nepean outside greenbelt	85	123	0	32	0	0	85	155
Gloucester inside greenbelt	1	6	0	0	0	0	1	6
Gloucester outside greenbelt	42	39	0	14	0	0	42	53
Kanata	25	57	0	0	146	0	171	57
Cumberland	41	30	12	20	0	0	53	50
Goulbourn	11	36	0	0	0	0	11	36
West Carleton	13	6	0	0	0	0	13	6
Rideau	0	3	0	0	0	0	0	3
Osgoode	0	8	0	0	0	0	0	8
Clarence-Rockland City	11	15	0	10	0	0	11	25
Russell Township	7	8	0	0	0	0	7	8
Ottawa-Gatineau CMA (Ontario Portion)	258	359	506	269	146	0	910	628

Table 3.5: Completions by Submarket and by Intended Market
January - January 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Ottawa City	240	336	506	259	146	0	892	595
Ottawa, Vanier, Rockcliffe	22	25	494	193	0	0	516	218
Nepean inside greenbelt	0	3	0	0	0	0	0	3
Nepean outside greenbelt	85	123	0	32	0	0	85	155
Gloucester inside greenbelt	1	6	0	0	0	0	1	6
Gloucester outside greenbelt	42	39	0	14	0	0	42	53
Kanata	25	57	0	0	146	0	171	57
Cumberland	41	30	12	20	0	0	53	50
Goulbourn	11	36	0	0	0	0	11	36
West Carleton	13	6	0	0	0	0	13	6
Rideau	0	3	0	0	0	0	0	3
Osgoode	0	8	0	0	0	0	0	8
Clarence-Rockland City	11	15	0	10	0	0	11	25
Russell Township	7	8	0	0	0	0	7	8
Ottawa-Gatineau CMA (Ontario Portion)	258	359	506	269	146	0	910	628

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
January 2012	1	0.9	6	5.3	6	5.3	49	43.4	51	45.1	113	496,900	504,704
January 2011	0	0.0	4	4.2	17	17.7	41	42.7	34	35.4	96	486,400	500,909
Year-to-date 2012	1	0.9	6	5.3	6	5.3	49	43.4	51	45.1	113	496,900	504,704
Year-to-date 2011	0	0.0	4	4.2	17	17.7	41	42.7	34	35.4	96	486,400	500,909
Ottawa, Vanier, Rockcliffe													
January 2012	0	0.0	0	0.0	0	0.0	2	28.6	5	71.4	7	--	--
January 2011	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	2	28.6	5	71.4	7	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
Nepean inside greenbelt													
January 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Nepean outside greenbelt													
January 2012	0	0.0	4	19.0	1	4.8	9	42.9	7	33.3	21	484,900	479,108
January 2011	0	0.0	0	0.0	0	0.0	13	56.5	10	43.5	23	498,990	511,882
Year-to-date 2012	0	0.0	4	19.0	1	4.8	9	42.9	7	33.3	21	484,900	479,108
Year-to-date 2011	0	0.0	0	0.0	0	0.0	13	56.5	10	43.5	23	498,990	511,882
Gloucester inside greenbelt													
January 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Gloucester outside greenbelt													
January 2012	1	3.3	0	0.0	0	0.0	13	43.3	16	53.3	30	502,233	494,792
January 2011	0	0.0	0	0.0	0	0.0	5	71.4	2	28.6	7	--	--
Year-to-date 2012	1	3.3	0	0.0	0	0.0	13	43.3	16	53.3	30	502,233	494,792
Year-to-date 2011	0	0.0	0	0.0	0	0.0	5	71.4	2	28.6	7	--	--
Kanata													
January 2012	0	0.0	0	0.0	0	0.0	4	36.4	7	63.6	11	525,000	516,018
January 2011	0	0.0	1	3.8	9	34.6	7	26.9	9	34.6	26	433,400	485,669
Year-to-date 2012	0	0.0	0	0.0	0	0.0	4	36.4	7	63.6	11	525,000	516,018
Year-to-date 2011	0	0.0	1	3.8	9	34.6	7	26.9	9	34.6	26	433,400	485,669
Cumberland													
January 2012	0	0.0	1	4.2	5	20.8	18	75.0	0	0.0	24	447,400	436,204
January 2011	0	0.0	1	10.0	0	0.0	7	70.0	2	20.0	10	486,400	458,300
Year-to-date 2012	0	0.0	1	4.2	5	20.8	18	75.0	0	0.0	24	447,400	436,204
Year-to-date 2011	0	0.0	1	10.0	0	0.0	7	70.0	2	20.0	10	486,400	458,300
Goulbourn													
January 2012	0	0.0	0	0.0	0	0.0	3	30.0	7	70.0	10	533,900	527,700
January 2011	0	0.0	2	10.0	7	35.0	6	30.0	5	25.0	20	426,400	452,586
Year-to-date 2012	0	0.0	0	0.0	0	0.0	3	30.0	7	70.0	10	533,900	527,700
Year-to-date 2011	0	0.0	2	10.0	7	35.0	6	30.0	5	25.0	20	426,400	452,586

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
January 2012	0	0.0	1	10.0	0	0.0	0	0.0	9	90.0	10	546,900	532,920
January 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	1	10.0	0	0.0	0	0.0	9	90.0	10	546,900	532,920
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Rideau													
January 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2011	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Osgoode													
January 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2011	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	--	--
Clarence-Rockland City													
January 2012	2	40.0	2	40.0	1	20.0	0	0.0	0	0.0	5	--	--
January 2011	6	66.7	2	22.2	1	11.1	0	0.0	0	0.0	9	--	--
Year-to-date 2012	2	40.0	2	40.0	1	20.0	0	0.0	0	0.0	5	--	--
Year-to-date 2011	6	66.7	2	22.2	1	11.1	0	0.0	0	0.0	9	--	--
Russell Township													
January 2012	0	0.0	5	71.4	2	28.6	0	0.0	0	0.0	7	--	--
January 2011	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	0	0.0	5	71.4	2	28.6	0	0.0	0	0.0	7	--	--
Year-to-date 2011	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Ottawa-Gatineau CMA (Ontario portion)													
January 2012	3	2.4	13	10.4	9	7.2	49	39.2	51	40.8	125	486,400	489,894
January 2011	6	5.7	6	5.7	19	17.9	41	38.7	34	32.1	106	468,950	482,428
Year-to-date 2012	3	2.4	13	10.4	9	7.2	49	39.2	51	40.8	125	486,400	489,894
Year-to-date 2011	6	5.7	6	5.7	19	17.9	41	38.7	34	32.1	106	468,950	482,428

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units January 2012						
Submarket	Jan 2012	Jan 2011	% Change	YTD 2012	YTD 2011	% Change
Ottawa City	504,704	500,909	0.8	504,704	500,909	0.8
Ottawa, Vanier, Rockcliffe	--	--	n/a	--	--	n/a
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	479,108	511,882	-6.4	479,108	511,882	-6.4
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	494,792	--	n/a	494,792	--	n/a
Kanata	516,018	485,669	6.2	516,018	485,669	6.2
Cumberland	436,204	458,300	-4.8	436,204	458,300	-4.8
Goulbourn	527,700	452,586	16.6	527,700	452,586	16.6
West Carleton	532,920	--	n/a	532,920	--	n/a
Rideau	--	--	n/a	--	--	n/a
Osgoode	--	--	n/a	--	--	n/a
Clarence-Rockland City	--	--	n/a	--	--	n/a
Russell Township	--	--	n/a	--	--	n/a
Ottawa-Gatineau CMA (Ontario Portion)	489,894	482,428	1.5	489,894	482,428	1.5

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
January 2012

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	687	-5.2	1,243	1,699	2,136	58.2	329,640	1.8	330,847
	February	942	-16.8	1,149	1,887	2,033	56.5	337,797	5.9	339,233
	March	1,247	-17.7	1,115	2,704	2,119	52.6	347,642	5.1	343,910
	April	1,549	-16.5	1,145	2,832	2,100	54.5	352,029	5.4	343,780
	May	1,667	-2.7	1,128	2,831	2,052	55.0	353,046	5.6	343,252
	June	1,724	5.6	1,188	2,742	2,205	53.9	354,524	8.0	348,350
	July	1,337	15.4	1,206	2,266	2,333	51.7	342,925	6.4	344,891
	August	1,349	19.4	1,270	2,294	2,252	56.4	339,415	5.3	344,913
	September	1,220	12.5	1,245	2,448	2,299	54.2	337,109	3.8	345,186
	October	1,083	2.6	1,207	1,960	2,194	55.0	339,802	-0.5	345,543
	November	1,031	8.2	1,303	1,504	2,068	63.0	347,675	6.9	362,428
	December	715	13.3	1,352	782	2,158	62.7	335,330	3.2	343,834
2012	January	690	0.4	1,187	1,706	2,093	56.7	349,525	6.0	353,081
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q4 2010	2,640	-7.8		4,321			331,669	4.9	
	Q4 2011	2,829	7.2		4,246			341,541	3.0	
	YTD 2011	687	-5.2		1,699			329,640	1.8	
	YTD 2012	690	0.4		1,706			349,524	6.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
January 2012

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2007=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	111.7	117.9	516	6.6	71.9	1,034
	February	607	3.50	5.44	111.5	118.2	516	6.5	71.7	1,047
	March	601	3.50	5.34	111.6	119.5	520	6.3	72.0	1,035
	April	621	3.70	5.69	113.1	120.0	522	6.1	72.0	1,024
	May	616	3.70	5.59	112.3	121.0	523	5.8	71.9	1,018
	June	604	3.50	5.39	112.6	120.2	524	5.5	71.6	1,009
	July	604	3.50	5.39	112.7	120.4	522	5.3	71.1	1,002
	August	604	3.50	5.39	113.3	120.5	522	4.9	70.7	996
	September	592	3.50	5.19	113.5	121.1	521	5.0	70.5	999
	October	598	3.50	5.29	113.6	121.1	518	5.6	70.4	1,003
	November	598	3.50	5.29	113.6	121.0	518	6.1	70.8	1,012
	December	598	3.50	5.29	113.7	120.3	522	6.0	71.1	1,021
2012	January	598	3.50	5.29		120.6	531	5.7	72.0	1,023
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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